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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,
3 January 12, 2010 at Westfield City Hall. Members present included Dan Degnan, Randy
4 Graham, Bill Sanders, and Martin Raines. Also present were Kevin Todd, Senior Planner; and
5 City Attorney, Brian Zaiger.

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7
8 Sanders reviewed the Public Hearing Rules and Procedures.
9

10
11 **ELECTION OF OFFICERS**
12

13 Degnan nominated Sanders as President for the Board of Zoning Appeals for 2010.
14

15 Raines seconded the nomination and the nomination passed by voice vote.
16

17 Sanders nominated Graham as Vice President for the Board of Zoning Appeals for 2010.
18

19 Degnan seconded the nomination and the nomination passed by voice vote.
20

21 Graham nominated Degnan as Pro Tem for the Board of Zoning Appeals for 2010.
22

23 Sanders seconded the nomination and the nomination passed by voice vote.
24

25
26 **APPROVAL OF MINUTES**
27

28 Sanders stated that one of the reasons the Board voted the way it did on case 0912-VS-12 was
29 because of the misunderstanding regarding the tax parcel map, property lines, and mortgage
30 lines. Sanders requested that the minutes be amended to better reflect this discussion and
31 rationale.
32

33 Todd stated staff would review the statement as well as the findings.
34

35 The minutes will be approved at the next meeting.
36
37

38 **NEW BUSINESS**
39

40 0912-VS-10 19775 & 19825 Moontown Road
41 MJR Property Management, LLC is requesting a Variance of Development
42 Standard from the Westfield-Washington Zoning Ordinance (WC 16.04.030, B5)
43 to legally subdivide property in the AG-SF1 District by reducing the minimum lot
44 frontage from 250 feet to 237 feet for the northern lot.
45

46 Todd reviewed the petition, which is a request to legally establish a subdivision of property by
47 reducing the minimum road frontage requirement on one of the two subject lots. He reviewed
48 the history of the property. He explained that Lot 2 and Lot 3 are part of the subject request, and

1 that these lots were illegally subdivided, and separately they do not meet the AG-SF1 standards.
2 He further stated that the petitioner's intent is to keep lots 2 and 3 as individual lots. He added
3 that they are not planning on any further subdivision or additional changes to the lot lines.
4

5 Mr. Joe Pettijohn, Owner, spoke of the history of the property and further explained the
6 subdivision of the property.
7

8 Sanders asked if this is a stand-alone property.
9

10 Pettijohn responded he only owns lot 2 and lot 3.
11

12 A Public Hearing opened at 7:25 p.m.
13

14 No one spoke, and the Public Hearing closed at 7:26 p.m.
15

16 Graham moved to approve 0912-VS-10 as requested.
17

18 Raines seconded, and the motion passed 4-0.
19

20 Raines moved to adopt staff's finding of fact.
21

22 Degnan seconded, and the motion passed by voice vote.
23

24 Todd distributed the 2010 schedule of meetings for the Board of Zoning Appeals.
25

26 Todd announced there would be no February meeting since no petitions were filed.
27

28 The meeting adjourned at 7:29 p.m.
29
30
31

32 _____
33 Chairman

Secretary